

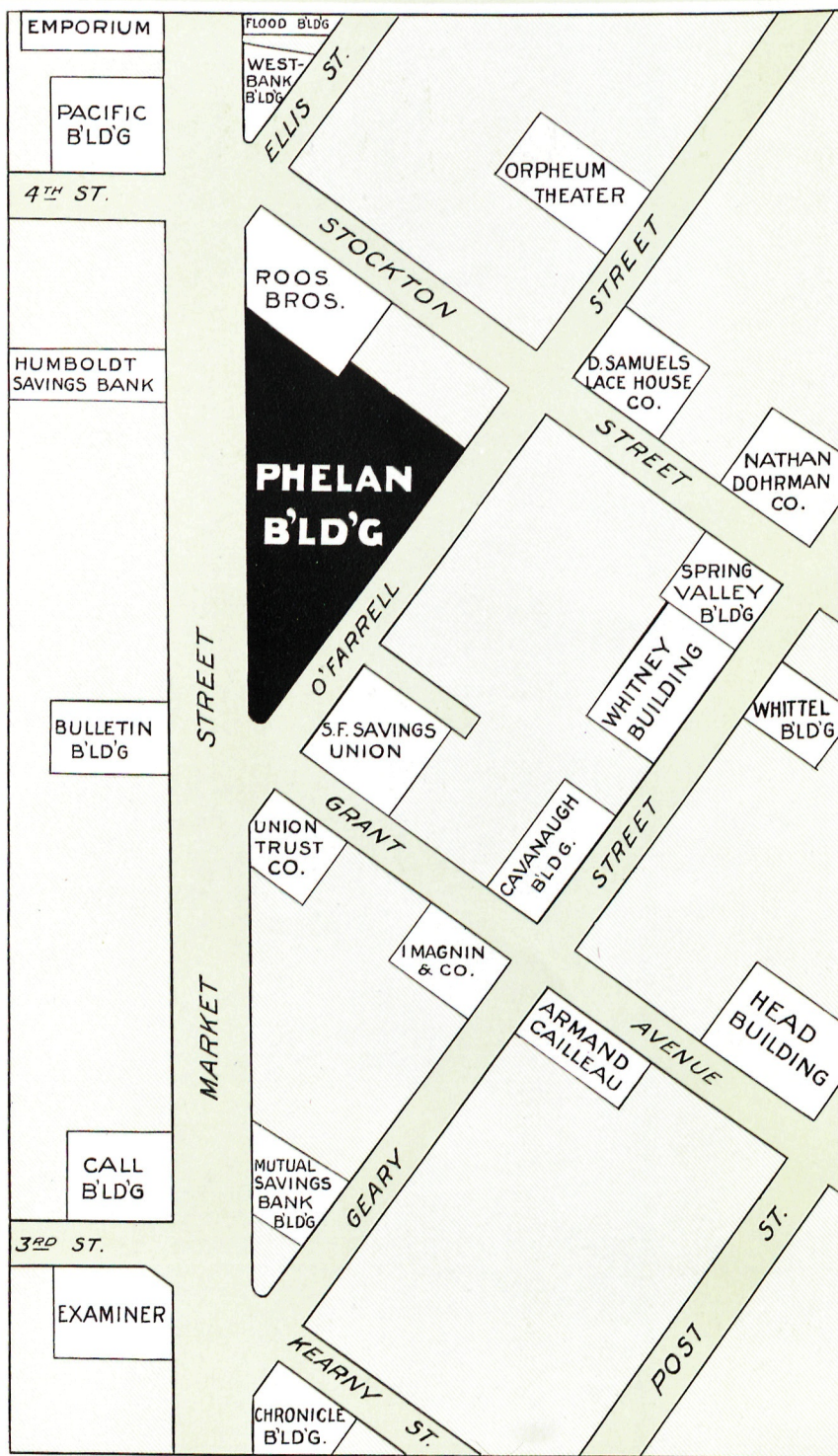


Phelan Building
Market-O'Farrell-Grant Ave.
San Francisco.

Phelan Building



**Market - O'Farrell - Grant Ave.
San Francisco, Cal.**



An architectural illustration of The Phelan Building, a large, ornate structure with multiple stories, arched windows, and a prominent corner entrance. The building is surrounded by other smaller structures and trees, suggesting an urban setting.

The Phelan Building

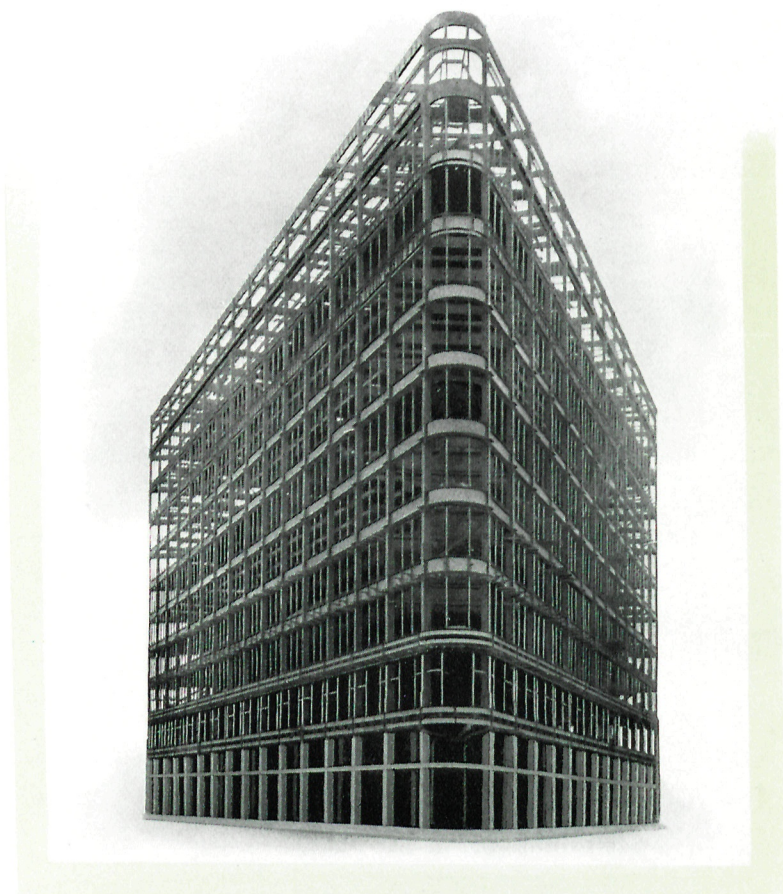
Location

THE new Phelan Building, of class "A" steel cage construction, situated at the junction of Market and O'Farrell Streets and Grant Avenue, is built on the site of the old Phelan Building, which for twenty-five years was a well-known landmark of the city. This fact gives to tenants the important advantages of an easily found address.

The Building has an area of 31,000 square feet and a frontage of 328 feet on Market Street, one of the great thoroughfares of the world, while the new high-class retail district on Grant Avenue lies at its very door. The street car service is most convenient. The Market Street system serves every section by transfer; Third and Fourth Street cars run to the Southern Pacific depot at Townsend Street; the California Street system has a terminal at O'Farrell and Market Streets. All Market Street cars stop, both coming and going, at the safety station in front of the building.

The location of one's office or place of business is the main consideration which should govern its selection. Volume of business is largely determined by the convenience of customers, and the situation of the Phelan Building on Market Street, which bisecting the city, enjoys a natural monopoly of travel, possesses an advantage which is of the greatest value.

**Unexcelled location in the heart of the
business district.**



Steel
Structure

An architectural illustration of The Phelan Building, a large, ornate structure with multiple stories, arched windows, and a prominent corner entrance. The title "The Phelan Building" is written in a large, stylized, outlined font across the top of the illustration.

The Phelan Building

Foundations

THE foundations of the Phelan Building are the best and strongest known to modern construction. 1300 tons of steel grillage beams, imbedded in massive piers of rich concrete form the footings for 4856 tons of perfectly braced, riveted and fire-proofed structural steel. The floors are of solid concrete. These facts afford the maximum of security at the minimum of insurance, both of amount and rate. The building has been declared to be of "battle-ship construction" and, indeed, it has that appearance as one looks at it.

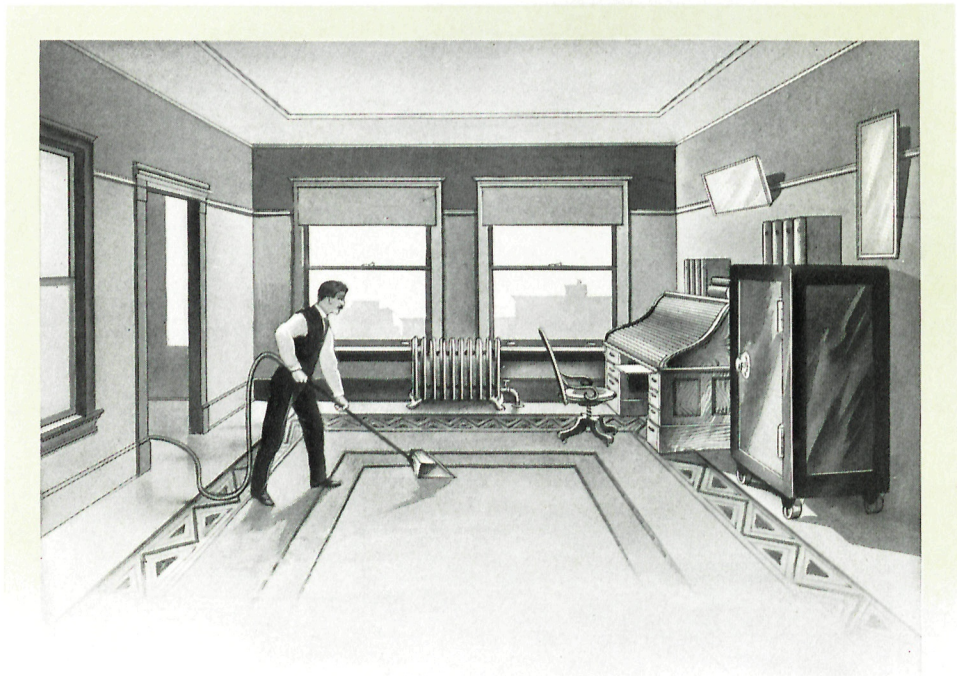
Stores

There are fourteen stores fronting on Market Street, most of which have a frontage on O'Farrell Street also, thus affording perfect facilities for the handling of stock and the display of goods. The store fronts present a continuous surface of plate glass, without column obstruction. Each store is steam heated and equipped with facilities for vacuum cleaning. The ceilings are 21 feet 6 inches in height, affording space for mezzanines and galleries.

Second Floor

The second floor has an almost continuous and unobstructed plate glass front, near enough to the street to afford an excellent opportunity for advertising and displaying merchandise. On this floor spaces large enough for second story stores can be obtained giving the tenant a Market Street frontage.

Steel cage construction has proved its "fixed and lasting quality."



Safes and
Vacuum



The Phelan Building

Special Accommo- dations

A SPECIAL power wire has been installed with which all tenants will have the opportunity to connect for the purpose of operating motors. A large number of offices have been arranged with a view to the accommodation of physicians and dentists, and are provided with special plumbing and other professional conveniences for their use.

Attorneys will find the Phelan Building a most desirable location for their offices.

It is convenient and attractive for clients; its location fixed in the minds of people and the street car service brings it within easy reach of the courts and public offices. Cars pass the door every minute.

A portion of the eleventh floor is left open for subdivision to suit tenants.

The light is ample and well regulated, coming from the court and from skylights.

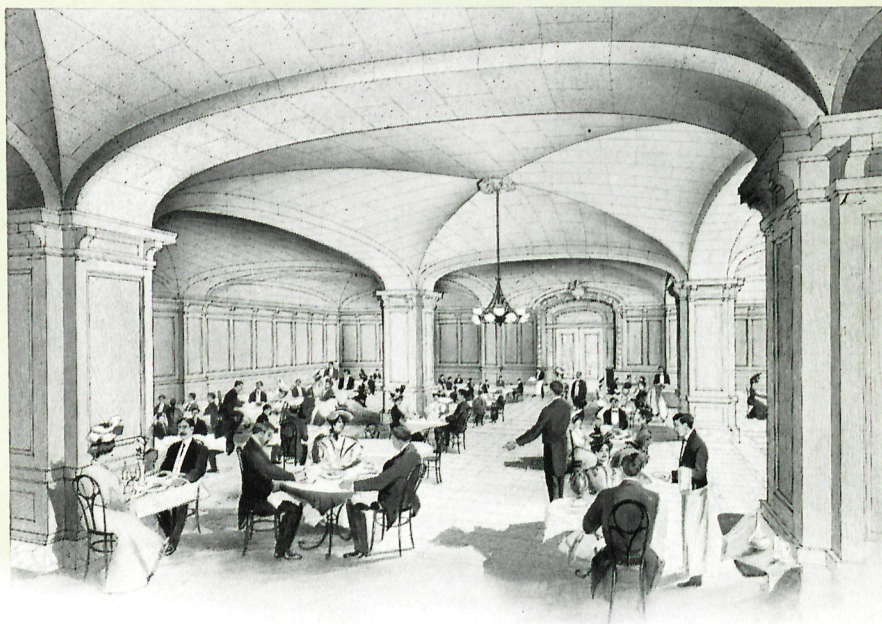
These rooms are particularly adapted for the use of architects and artists to whom light conditions are of paramount importance.

When one spends half his life in his office, it should be cheerful, complete and comfortable.

ST.



STORE FLOOR PLAN
PHELAN BUILDING



Grill

A detailed black and white architectural illustration of The Phelan Building, a large, ornate structure with multiple stories, arched windows, and a prominent central tower. The building is surrounded by smaller structures and trees, suggesting an urban setting.

The Phelan Building

Assembly Hall

ON THE eleventh floor is a commodious assembly hall. It is of large size and all its appointments are installed with the utmost attention to perfection of detail. A pleasing feature of the hall is that the light falls from above, through ample skylights

This hall would be particularly adapted for art exhibitions, for committee, stockholder and directors' meetings, and for other assemblages. An ample platform is provided for speakers and lecturers. Fraternal Societies and Clubs can arrange for use of hall.

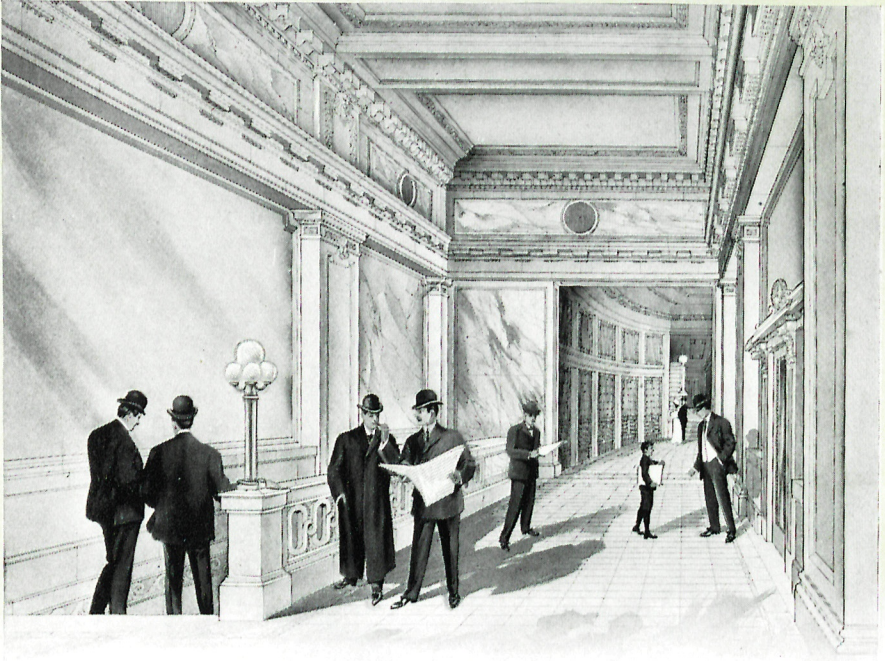
Lodge and club rooms will be provided as a part of or adjacent to the assembly hall.

Grill

One of the best Cafes and Grills in the city will be located in the basement, directly connected by elevator service with all floors, thus affording tenants an opportunity for luncheon and refreshments, without leaving the building.

The walls of the Cafe will be beautifully finished in choice hard woods, with a marble base and in all its appointments and in its management the Cafe will be of the highest grade.

Facilities at hand increase one's capacity
and gains him leisure.



Hall and
Elevators



The Phelan Building

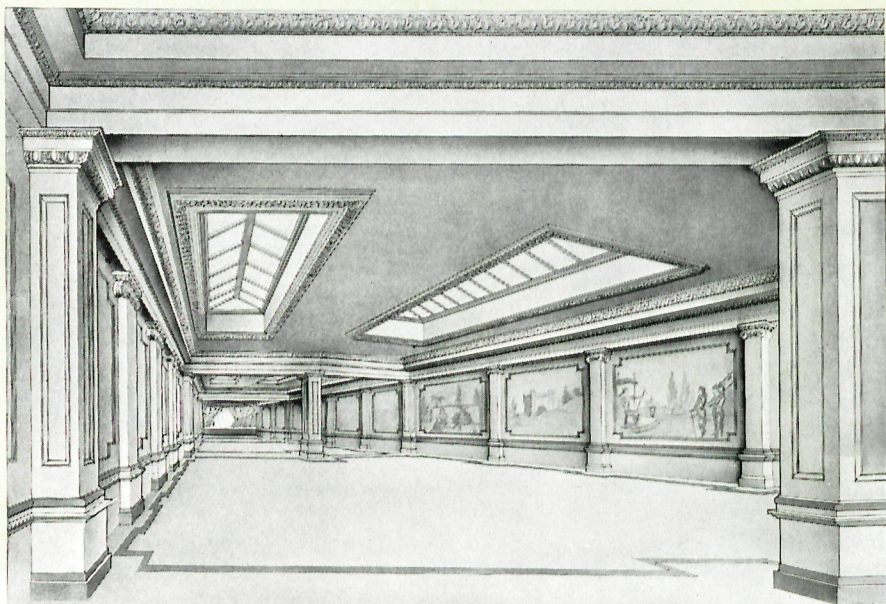
Offices

SIX hundred modern offices are contained in the upper floors. These offices are of various sizes and as the building fronts on three streets any desired exposure may be secured. The majority of the offices are exceptionally sunny and all well lighted.

Tenants shall be supplied with every modern convenience. Every office is heated by steam and supplied with both hot and cold water, gas and electric lights and sterilized drinking water. Quarter-inch battleship linoleum is laid in every office. Fire and burglar proof safes will be furnished, without extra charge to all office tenants who require them, and telephone connection and messenger boxes as well as janitor service will be freely supplied. All offices will be furnished with oak closets and enclosed marble wash-stands. Cleaning will be done by the latest improved vacuum process. Freight will be handled by a special freight elevator at the O'Farrell Street west entrance, and each hall will be equipped with United States mail chutes.

Nine rapid-running Otis elevators of the most approved type will furnish efficient service. Lavatories will be located on each floor. A barber shop and manicure parlor will add to the comfort and convenience of tenants.

In favor of the occupant thereof, does a well-equipped office predispose his client.



Assembly
Hall

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Summary

A SUMMARY of points in favor of the Phelan Building.

It is an entirely new building of Class "A" steel cage construction, affording the greatest possible security against all hazards at the minimum rate of insurance.

It possesses the advantage of being a well-known landmark, the location of which every resident of San Francisco well knows.

It is ideally situated for the convenience of the greatest number of people, being on the main artery of the city and accessible by direct car service with all sections.

It is up-to-date in every respect from basement to roof, is absolutely fire proof, and is fitted with every modern improvement and convenience, not only for the average business office, but for special tenants such as physicians, dentists, lawyers, architects and artists.

So many hours a day are spent by a business man in his office that it is essential to his safety, health and comfort to select a perfectly equipped modern building, with light and sunny exposures.

Wisely choose: a permanent location creates the element of good will. Be identified with the best.

The illustration shows a large, ornate building with multiple stories, arched windows, and a prominent central tower. The title 'The Phelan Building' is written in a large, stylized, cursive font across the top of the illustration.

The Phelan Building

STORES and offices are now ready for the inspection of all who desire special accommodations. Stores will be ready for occupancy by September 1st and offices by January 1st. The second and eleventh floors are now ready for subdivision to suit tenants.

Rents have been made moderate in order to speedily fill up the building.

Your patronage is solicited.

R. D. McELROY, Agent

Telephone Kearny 1181

Office, 6th floor,
Mutual Savings Bank Bldg.

After January 1st
Phelan Building

WM. CURLETT, Architect

MAHONY BROS., Builders

Creation of
F. J. Cooper
Advertising Agency
Booklet Department
San Francisco
California

**Typical Floor Plan
Phelan Building**

Architectural floor plan of a building with a central courtyard. The plan shows multiple rooms with dimensions in feet and inches, such as 16'0" x 24'0", 10'0" x 24'0", 17'10" x 20'0", 10'0" x 20'0", 16'0" x 20'0", 12'0" x 20'0", 12'0" x 20'0", 10'0" x 20'0", and 12'0" x 20'0". A large central area is labeled 'COURT'. The plan also includes a staircase, restrooms, and a kitchen area. The building is surrounded by a green area, and the word 'MARKET' is visible at the bottom right corner.

